

Curbline

The proposed zoning district has a setback measured from an existing or proposed future curbline. Existing curbline can remain as is; however the western portion of the site's curbline will be relocated with NCDOT's approved U-5008 North Davidson Construction Plans.

Resolved Issues

Outstanding Issues

1. The site plan needs to be revised to dedicate R/W 2' behind proposed sidewalk on North Davidson Street. The revised site plan needs to depict both existing and proposed right-of-way lines.
2. The petitioner has received NCDOT's approved construction plans to close the existing East Craighead Rd. RR at-grade crossing and realign North Davidson Street west of 3629 North Davidson St. The petitioner needs to revise the site plan to provide similar streetscape improvements along the site's North Davidson Street frontage. The site plan needs to be revised to depict on-street parallel parking incorporated within the planning strip (i.e. street trees planted between every two (2) consecutive on-street parking spaces) and a 6' wide bike lane along the site's North Davidson Street's frontage. The petitioner will need to work with City Planning and Urban Forestry during the construction permitting process to ensure proper street tree planting areas.
3. CDOT understands NCDOT's Davidson/Craighead intersection construction is schedule to be completed in September 2018, after the subject site is open for business and after CATS BLE 2017 operational date. Therefore the petitioner needs to coordinate closely with both CATS Sr. Project Manager Jill Brim (704-366-2267) and NCDOT's Resident Engineer Mr. Kevin Bridges (980-523-0080) during the site's rezoning and construction permitting process. The site's proposed North Davidson Street driveways may need to be revised during the permitting process.
4. CDOT recommends the petitioner revise the site plan to provide additional hardscape pavement material between the back of the proposed 8' sidewalk and the building vs. small intermittent grass strips and the internal sidewalks. City Planning needs to be consulted to define the additional hardscape areas, behind the proposed public sidewalk.
5. CDOT requests the petitioner work with CDOT during the permitting process regarding the possibility to enlarge and reconfigure the proposed on-site parking lot. Due to the NCDOT's construction project existing public right-of-way may be available for abandonment, if so CDOT would like to reduce access to the proposed parking lot to one site driveway.

Advisory Information

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.

2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.
3. The proposed driveway connection(s) to North Davidson Street will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.